



ELLIS AND PARTNERS

INDEPENDENT SURVEYORS • VALUERS & PROPERTY ADVISERS

UNIT B Richmond Gardens Shopping Centre Bournemouth Dorset BH1 1EN



Town Centre Retail Unit TO LET

- Ideal Leisure opportunity (all uses considered)
- Total Floor Area: 12,374 sq.ft. (1,150 sq.m)
- The centre already benefits from a skate park, VR centre and fitness studio.

**Available on a new
lease at
£105,000 p.a.
plus VAT**

Arrange a viewing today

01202 551821

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SITUATION AND DESCRIPTION

The Richmond Gardens Shopping Centre fronts the busy pedestrianised section of Old Christchurch Road which leads to the Square and main shopping areas. The property benefits from being adjacent to the 990 space multi-storey car park.

The Centre already holds an Indoor Skate Park, VR Centre, a Fitness Studio and opening soon is a national gym operator, so the space is ideal as a leisure opportunity.

The shop unit available is located on the ground floor of the shopping centre neighbouring a national gym operator.

Next door is being converted into 600+ student beds within the next 18 months.

ACCOMMODATION

Net internal area: 12,374 sq.ft. 1,150 sq.m.
Floor to Ceiling Height c. 3.5m
2 WCs with wash hand basins

RATEABLE VALUE - £139,000

Interested parties should enquire of the local Rating Authority as to the implications of the phasing arrangements on the amount of rates actually payable. Parties should also make enquiries concerning the implications of the small business allowance

TENURE

Available on a new lease with terms to be negotiated at a rent of £105,000 p.a. plus VAT

The Service Charge is £24,816.05 per annum approx.

The Insurance Charge is £6,481.75 per annum approx.

PLANNING

This property falls within Class E Commercial Businesses and Services, which include A1 retail, A2 office, A3 Catering, B1 Light Industrial, Indoor sports and Medical use, crèche/day nursery

LEGAL FEES

The incoming tenant will be responsible for their own legal fees.

EPC

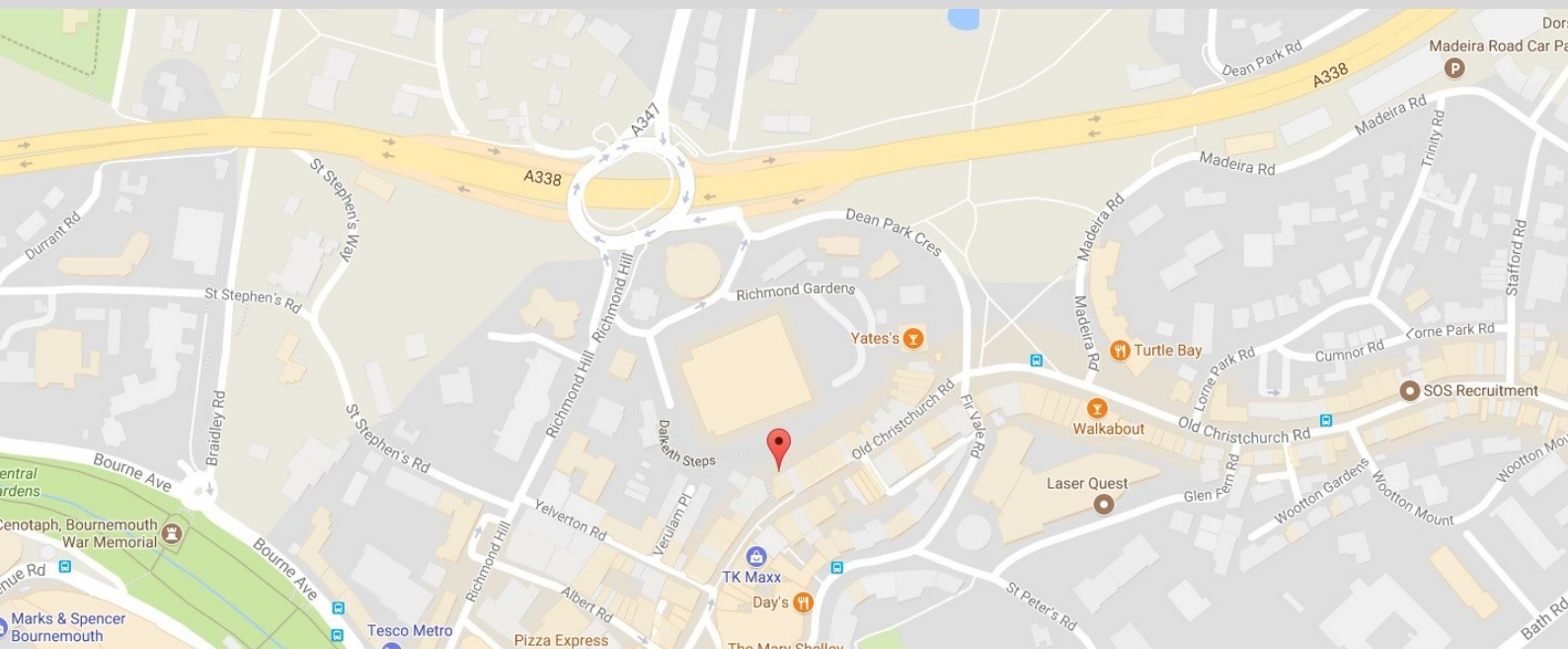
EPC Rating of A15

VIEWING AND FURTHER DETAILS

By arrangement with Ellis and Partners through whom all negotiations are to be conducted.

Tel: 01202 551821

Website: www.ellis-partners.co.uk



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